



23 PLEASANT RUN ROAD

Spacious, Classic Colonial • West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 3.5 Bathrooms
4,153 SF • 0.49 Acre
MLS #3905904

INFO

23 Pleasant Run Road
Asheville 28806
4 Bedrooms, 3.5 Bathrooms
4,153 SF • 0.49 Acre
MLS #3905904

FEATURES

- Built in 1995
- Lovely location in a cul-de-sac on a quiet street with plenty of parking — perfect for evening walks
- Ample square footage ensures you'll have room for whatever you need — whether it's a study area for homeschool, workout space, a home office, or an in-law suite
- Second living quarters would also be great for long-term or short-term rentals (buyer to verify)
- Central air and heat
- Home has two of almost everything — it even has two addresses!
- Spacious yard with room pets, plants, and play
- Attached two-car garage
- Chicken coop conveys with the home



Long-Range Mountain Views and a Chicken Coop



Separate Entrance Makes the Second Living Quarters Great for a Future Airbnb



Living Room View



Living Room Flows Easily into Dining Area



Den/Office/Music Room off the Living Room



Dining Room with Lots of Built-in Storage



Display Shelf Extends around the Entire Room



Roomy Kitchen Allows for Dinnertime Group Efforts



Exit to Garage, Backyard, and Storage Area



Storage Area/Flex Space Leads to Back Deck

23 PLEASANT RUN ROAD

Spacious, Classic Colonial in a Great Location

West Asheville, NC 28806



Serene and Spacious Primary Bedroom



Ensuite Bathroom



Second Upstairs Bedroom Has Built-in Shelving



Cheery Bedroom Three Has a Built-in Desk



Laundry Room at the Top of the Stairs



Second Living Quarters on the Lower Level



Under-Stairs Work Area on the Lower Level



Lower-Level Den with Murphy Bed



Perfect for a Media Room or for Extra Guests



Roomy Second Kitchen in Lower-Level Living Quarters



Ample Countertop and Cabinet Space • Breakfast Bar



Lower-Level Bedroom



Double Closet and Double Window



Lower-Level Bathroom with Walk-in Shower



Lower Level Hall and Laundry



Enormous Built-in Bookcase on Basement Level



Lower-Level Work/Flex Space

23 PLEASANT RUN ROAD

Spacious, Classic Colonial in a Great Location

West Asheville, NC 28806



So Much Room — for Indoor and Outdoor Fun!

Ever dreamt of owning a classic country colonial with two addresses, including an income-producing rental or a mother-in-law suite? Maybe you need space to homeschool or room for a second family? Explore these possibilities at 23 and 25 Pleasant Run with its large three-level house for multifamily living and a big landscaped yard for homesteading, including your own hen house. Live on a quiet Western Asheville cul-de-sac that's minutes away from the French Broad River parks and just 10 minutes from downtown Asheville. The roof, hot water, and two HVAC systems are recently updated and there are custom built-ins, shelving, and rustic features throughout. The second living space has a primary bedroom, closets, living room, large kitchen, office, full bathroom, laundry, bonus room with Murphy bed and its own entrance, walkway, and mailbox. The buyer's plans for moving to Asheville did not work, so this is your opportunity to make this unique residence your own.



For more information, please contact:

JOSEPH RUIZ
828.231.3475

JOSEPH@MYMOSAICREALTY.COM

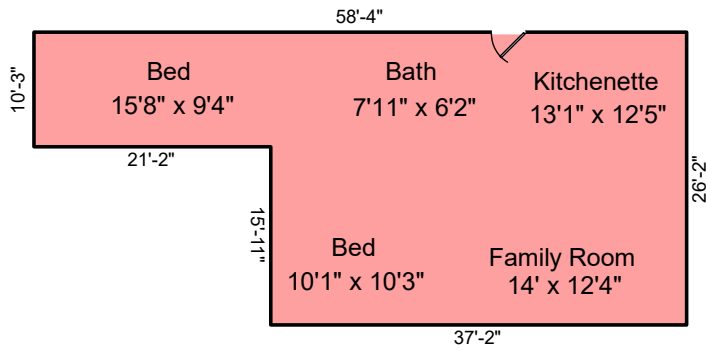
DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Head north on Riverside Drive to left on State Road 1002/Old Leicester Highway. Take this to a right onto Pleasant Run. Stay right — you'll see the Mosaic sign at the end of Pleasant Run.

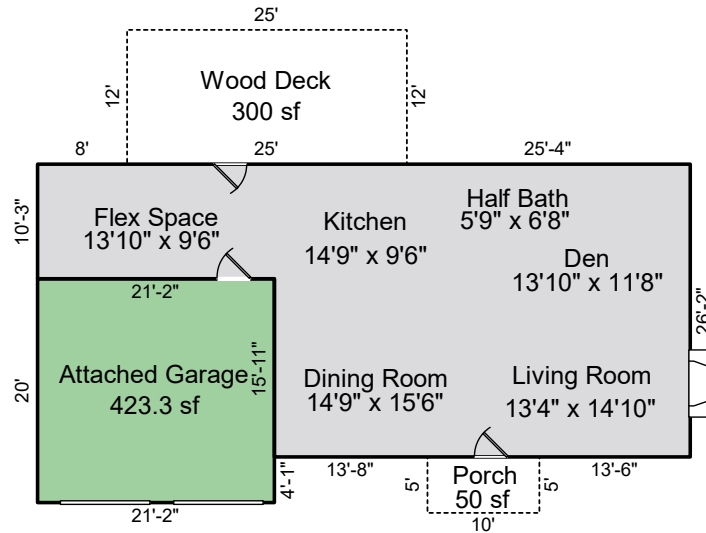
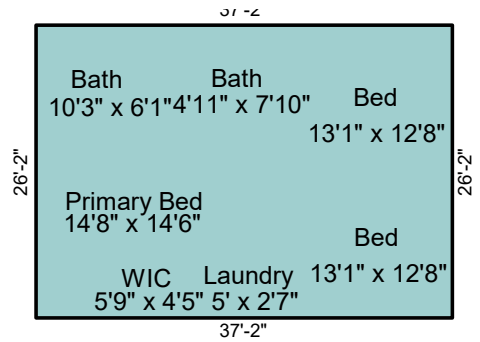


23 PLEASANT RUN ROAD

BASEMENT LEVEL



SECOND LEVEL



MAIN LEVEL